

**ZB# 93-39**

**Ruth & John Hanretta**

**24-9-8**

Prelim.

Sept. 27, 1993.

List ordered 9/17/93.

Need copies of:

- ① Dad. ✓ here.
  - ② Title Report ✓ here
  - ③ Photos ✓ here.
  - ④ Fees: ① 50.00 cts  
② 292.00  
③ 4th.
- Public Hearing:

Oct. 25, 1993.

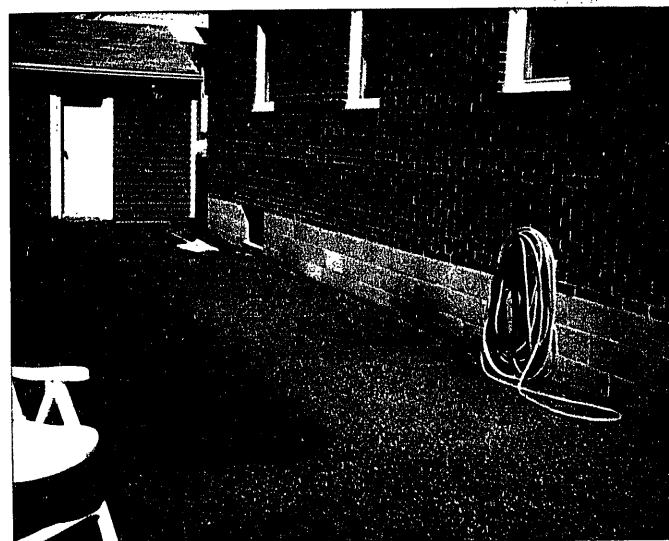
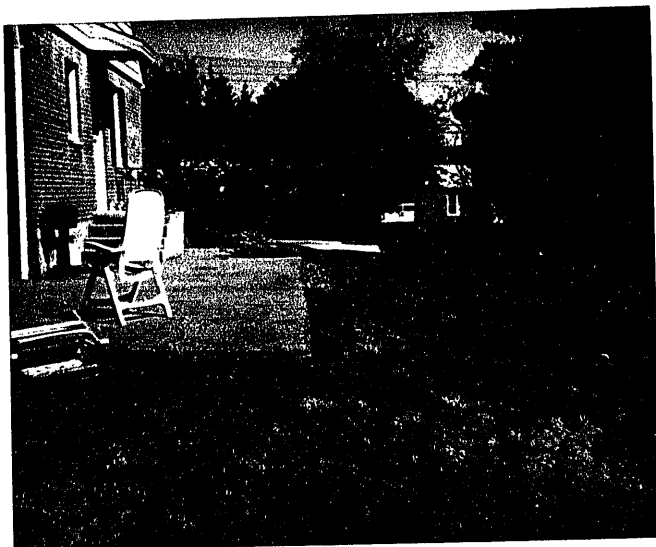
Granted

area

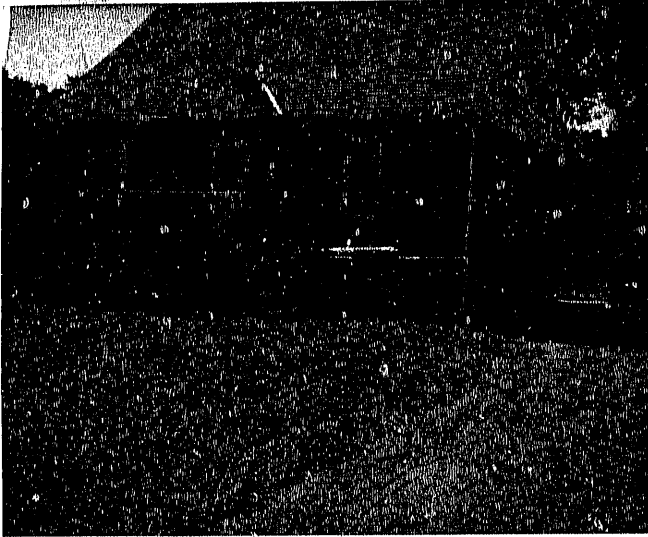
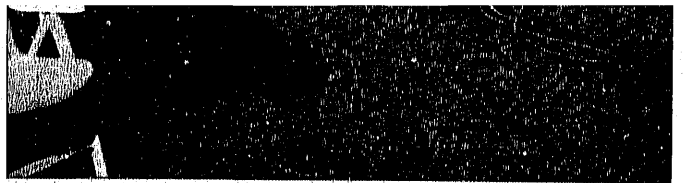
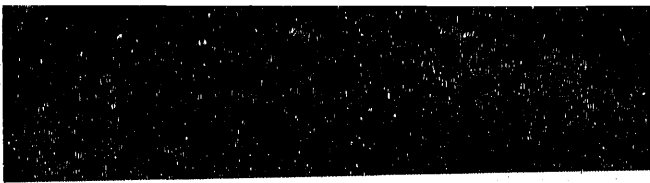
fees paid

file

#93-39- Harretta, John & Keith.



4.1.17



CO#07- Big V- Rite Aid Only

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

13662  
OCT 21 19 93

Received of Dutch Harletta \$ 50.00  
Fifty and 00 DOLLARS  
For ZBA 93-39 Variance Application 100  
DISTRIBUTION:

FUND	CODE	AMOUNT
OK 4487		50.00

By Pauline M. Doronson  
Town Clerk  
Title

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Hannetta, John & Ruth.

FILE # 93-39

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

APPLICATION FOR VARIANCE FEE . . . . . \$ 50.00. it paid  
\* \* \* \* \* #4487. 10/21/93

ESCROW DEPOSIT FOR CONSULTANT FEES . . . . . \$ 292.00 paid  
# 4486 -  
10/21/93

DISBURSEMENTS -

STENOGRAPHER CHARGES:

PRELIMINARY MEETING - PER PAGE . . . . . \$ \_\_\_\_\_  
2ND PRELIM. MEETING - PER PAGE . . . . . \$ \_\_\_\_\_  
3RD PRELIM. MEETING - PER PAGE . . . . . \$ \_\_\_\_\_  
PUBLIC HEARING - PER PAGE . . . . . \$ \_\_\_\_\_  
PUBLIC HEARING (CONT'D) PER PAGE . . . . . \$ \_\_\_\_\_  
TOTAL . . . . . \$ \_\_\_\_\_

ATTORNEY'S FEES:

PRELIM. MEETING- \_\_\_\_\_ HRS. . . . . \$ \_\_\_\_\_  
2ND PRELIM. \_\_\_\_\_ HRS. . . . . \$ \_\_\_\_\_  
3RD PRELIM. \_\_\_\_\_ HRS. . . . . \$ \_\_\_\_\_  
PUBLIC HEARING \_\_\_\_\_ HRS. . . . . \$ \_\_\_\_\_  
PUBLIC HEARING \_\_\_\_\_ HRS. (CONT'D) . . . . . \$ \_\_\_\_\_  
FORMAL DECISION \_\_\_\_\_ HRS. . . . . \$ \_\_\_\_\_  
TOTAL HRS. \_\_\_\_\_ @ \$ \_\_\_\_\_ PER HR. \$ \_\_\_\_\_  
TOTAL . . . . . \$ \_\_\_\_\_

MISC. CHARGES:

\_\_\_\_\_ TOTAL . . . . . \$ \_\_\_\_\_

LESS ESCROW DEPOSIT . . . . . \$ \_\_\_\_\_  
(ADDL. CHARGES DUE) . . . . . \$ \_\_\_\_\_  
REFUND TO APPLICANT DUE . . . . . \$ \_\_\_\_\_

(ZBA DISK#7-012192.FEE)

NEW WINDSOR ZONING BOARD OF APPEALS

(24-9-8)

cc: Town Clerk

In the Matter of the Application of  
RUTH HANRETTA,

DECISION GRANTING  
AREA VARIANCE

#93-39.

WHEREAS, RUTH HANRETTA, 231 Leslie Avenue, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 5 ft. total side yard variance for construction of an addition and ramp at the residential parcel at the above address located in an R-4 zone; and

WHEREAS, a public hearing was held on the 25th day of October, 1993 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared in behalf of herself and was accompanied by her contractor, Jeff Hughes, and they both spoke in support of the application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the provisions of the bulk regulations pertaining to total side yard in order to construct an addition and ramp to her residential dwelling in an R-4 zone.

3. The evidence presented by the applicant substantiated the fact that a variance for less than the allowable total side yard would be required in order for applicant to construct the addition and ramp to be attached to her residential dwelling, which otherwise would conform to the bulk regulations in the R-4 zone.

4. The evidence presented on behalf of the applicant indicated that the applicant's husband was the victim of a stroke recently and remains confined to a wheel chair. Applicant must have access via the ramp in order to be able to transport her husband in and out of the residential dwelling. Also, since the husband's confinement is so restrictive, applicant desires to construct an addition which would create an outdoor-like atmosphere attached to the residential dwelling and easily accessible to him.

5. The applicant proposes to construct an addition in the side yard which measures 12 ft. x 17 ft. This addition is to be located over, and is the same size as an existing concrete patio. Since the addition is to be attached to the residential dwelling, and since it projects into the side yard an additional 5 ft., this reduces the provided total side yard to 10 ft. The required total side yard is 15 ft. Consequently the proposed addition generates the need for a 5 ft. total side yard variance.

6. The applicant's proposed ramp is to be located in the rear yard and does not itself generate the need for any variance, nor does it increase the instant total side yard variance request.

7. The evidence presented by the applicant substantiated the fact that the addition will be located to the side of the property and the ramp will be located to the rear of the property. The impact on the neighboring properties is ameliorated due to shrubbery which effectively conceals the addition and ramp from view of the neighbors.

8. In addition, since the addition is to be located on the site of an existing concrete patio of the same size, the impact of the addition on the neighborhood is negligible. The only effect of the addition is to raise the patio area by 3 ft. and attach it to the house.

9. The evidence presented on behalf of the applicant and the Board's familiarity with the area indicated that many of the neighboring properties are improved with additions of a comparable or larger size than the addition which is the subject of this application.

10. The evidence presented on behalf of the applicant further indicated that the addition and ramp could not have been located to the rear of the residential dwelling without seeking a variance as large or larger than that which is the subject of the instant application.

11. The evidence presented on behalf of the applicant also indicated that if applicant were forced to construct the addition and ramp in the rear yard, it would have resulted in an addition which would have been an uneconomic improvement to the house because it would not be a functional addition and it would lack utility. The applicant seeks to utilize the area of the existing concrete patio by adding it to the house. This appears to have the least adverse impacts upon the applicant and the neighborhood.

12. The evidence presented by the applicant also indicated that the neighborhood surrounding the subject site is developed with residences or is vacant residential land. The lot which is adjacent to the rear is a vacant residential lot.

13. The house on the side where the addition is proposed is separated from the applicant's house by approximately 30 ft. (a 15 ft. side yard on each lot). Such side yard spacing is typical in this neighborhood. It is the finding of this Board that the

minimal negative impact of reducing the side yard by an additional 5 ft. is outweighed by the benefit to the applicant of allowing the reduction in total side yard requested on this application.

14. It is the finding of this Board that the requested area variance, if granted, will not blight the proper and orderly development and general welfare of the community since the addition and ramp conform to the character of the neighborhood and, also, since many of the neighboring properties are also improved with additions of comparable dimensions.

15. Given these factors, it is the finding of this Board that the applicant's proposed addition and ramp will not have an adverse effect on property values in the neighborhood.

16. The evidence presented by the applicant further substantiated the fact that the requested variance, if granted, would not have a negative impact on the physical or environmental conditions in the neighborhood since the addition and ramp will be quite well concealed from view of the neighbors and does not detract from the neighborhood.

17. It is the finding of this Board that the proposed variance will not adversely impact the public health, safety and welfare.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to applicant which can produce the benefit sought other than the variance procedure.

3. The requested variance is not substantial in relation to the bulk regulations for total side yard.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the applicant faces in conforming to the bulk regulations is a partial self-created one. The applicant did not create the existing side yard which allows exactly the minimum required total side yard. The applicant did not create the house layout which makes upgrading the existing concrete patio to an addition the only logical and economic manner of constructing this addition. However, the applicant's desire to add the addition and ramp is causing a self-created difficulty in conforming to the bulk regulations. Given the character of the neighborhood where many of the houses are improved with porches and decks, and given the minimal adverse impact of this requested variance on the neighborhood, it is the conclusion of this Board that the variance should be granted notwithstanding the partially



self-created hardship.

6. It is the finding of this Board that the benefit to the applicant, if the requested area variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant.

7. It is the further finding of this Board that the requested area variance is the minimum variance necessary and adequate to allow the applicant relief from the requirements of the bulk regulations and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance.

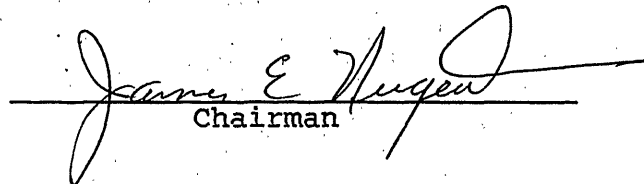
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 5 ft. total side yard variance in order to allow construction of an addition with ramp at the above location in an R-4 zone, as sought by applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: December 13, 1993.

  
Chairman

(ZBA DISK#9-102893.RH)

HANRETTA, RUTH

MR. NUGENT: Request for 5 ft. total side yard variance to construct addition with ramp at 231 Leslie Avenue in an R-4 zone. Nobody here from the audience.

Mrs. Ruth Hanretta and Charles Hughes appeared before the board for this proposal.

MR. LUCIA: I realize you have explained this before, just lay out on the record.

MRS. HANRETTA: We're going to put on an additional porch for the simple reason we have to have a ramp across the back of our house for the, and that is the main reason we went ahead with the room or the addition.

MR. TORLEY: This is a ramp for your husband's wheelchair?

MRS. HANRETTA: Yes.

MR. LUCIA: The only impact is five foot total side yard, meets all our requirements?

MRS. HANRETTA: Yes.

MR. LUCIA: Do you think that the addition of the ramp would produce an undesirable change in the character of the neighborhood or detriment to nearby properties?

MRS. HANRETTA: None whatsoever.

MRS. LUCIA: How far away would the nearest property be on the ramp side of the nearest house?

MRS. HANRETTA: Fifteen feet from my house and 15 from his house.

MR. LUCIA: Is that typical house separation?

MRS. HANRETTA: They are all the same.

MR. HUGHES: The ramp is going to the back of the

property and at this moment, there's no houses in the back.

MR. LUCIA: Just vacant residential lot?

MRS. HANRETTA: Yes.

MR. LUCIA: What use is the neighborhood, is it all residential?

MRS. HANRETTA: Yes.

MR. LUCIA: can the benefit which you seek here be achieved by some other methods feasible for you to pursue other than an area variance?

MRS. HANRETTA: No.

MR. LUCIA: It would be too expense, you have to put in an elevator?

MRS. HANRETTA: Yes.

MR. LUCIA: Is the requested variance substantial in terms of numbers, five feet as against a total side yard requirement of how much?

MR. BABCOCK: Fifteen.

MR. LUCIA: You don't feel that is very substantial variance request, a third of the requirement?

MR. NINNIE: Not because of the structure, there's a patio there right now that we're just building above and it's not really encroaching on their neighbor's life at all.

MR. LUCIA: So the width of the patio is at least five?

MR. HUGHES: Yes.

MR. LUCIA: Will the proposed variance have an adverse effect or impact on physical or environmental conditions in the neighborhood?

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MRS. HANRETTA: No.

MR. LUCIA: Is the difficulty self-created?

MRS. HANRETTA: I don't think so.

MR. LUCIA: You need a ramp and you're doing what you can to obtain it legally?

MRS. HANRETTA: Yes.

MR. LUCIA: Thank you.

MR. NUGENT: Questions by the board?

MR. TANNER: Make a motion we grant the variance.

MR. NUGENT: Open it to the public and I'll close the public hearing and accept a motion.

MR. TANNER: Make a motion we grant the variance.

MR. LANGANKE: Second it.

#### ROLL CALL

MR. HOGAN	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. TANNER	AYE
MR. NUGENT	AYE

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HANRETTA, JOHN

MR. NUGENT: Request for five ft. side yard variance to construct a 12 x 17 ft. addition to residential dwelling located at 231 Leslie Avenue in an R-4 zone.

Mrs. John Hanretta and Jeff Hughes appeared before the board for this proposal.

MRS. HANRETTA: I'm not exactly sure, we just would like this because we need a ramp. My husband had a stroke and he's paralyzed and he has a wheelchair right now. I've got him in the house with very little access to get him out if God forbid fire should happen, that is why we want to get the ramp on and the porch is just for his convenience to be able to get out a little bit you know cause we don't have a porch to sit out on.

MR. NUGENT: Do you have a picture of what you're doing.

MRS. HANRETTA: There's already a patio there.

MR. LUCIA: Same dimensions?

MRS. HANRETTA: Yes.

MR. TORLEY: Is the ramp going to be part of the space?

MR. NUGENT: No. Is the ramp causing the need for a variance or is the addition causing it?

MR. BABCOCK: The addition.

MR. NUGENT: Not the ramp?

MR. BABCOCK: Not the ramp, I understand the ramp is going to come out the front.

MRS. HANRETTA: No, the ramp will come off, it's right this way flush with that end and coming this way.

MR. BABCOCK: How wide?

MR. HOGAN: The house we're talking about where on Leslie Avenue is it?

MR. HUGHES: Five, six houses in on the right as you come off Windsor Avenue.

MR. LUCIA: Just for clarity for the record here you have sketched in the ramp into the rear yard behind the existing house and the addition, the ramp will extend no closer to the south side line than the addition?

MR. HUGHES: That is correct.

MR. LUCIA: So it doesn't increase the need for a variance then.

MR. BABCOCK: No. What's the width of the ramp?

MR. HUGHES: Whatever is required, I don't know exactly, no more than 4, feet no less than 3 foot 6.

MR. NUGENT: Actually, the deck or the ramp and the room is going off the back of the house.

MRS. HANRETTA: No, the room is off to the side.

MR. TANNER: How high is the deck off the ground?

MR. HUGHES: Roughly three feet.

MR. TANNER: Do you have to have a landing?

MR. BABCOCK: Every 30 feet.

MR. HUGHES: If I started the ramp here.

MR. TORLEY: Mike, at what point does it become just a ground platform rather than a deck? We have gone through this board whether somebody puts out some deck on the back yard that doesn't count, have we ever settled that up?

MR. BABCOCK: This is an addition Larry.

MR. TORLEY: Somebody is trying to put in a ramp and a

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room for him to sit in, I don't want to have him come to us to do that.

MR. BABCOCK: Their reasoning is very good argument at this board why they need that variance but--

MR. TORLEY: They still have to get the variance.

MR. LANGANKE: Maybe you can give them informal permission to proceed with the plans while it goes through the process.

MR. BABCOCK: Well, what happens is that if for any unknown reason there's a denial, then we have--

MR. LUCIA: I think everyone on the board is sympathetic to your situation but zoning law has to do only with property and personal factors cannot be considered, that is not to say the board does not sympathize with your husband and your situation but in terms of evaluating a zoning variance, the board needs to look at specific factors that pertain just to the property and when we get to that, I'll explain it to you.

MR. NUGENT: We're only looking at 5 foot side yard that is the bottom line.

MR. TANNER: I'll make a motion.

MR. LANGANKE: I'll second it to set them up for a public hearing.

#### ROLL CALL

MR. TANNER	AYE
MR. HOGAN	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. LUCIA: Please bring the photographs back and we'd like to see a copy of your deed and copy of the title policy. Pat handed you an instruction sheet which is self-explanatory, fill out the application and return

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that to Pat with two checks both payable to the Town of New Windsor, one for \$50 application fee, the second one for \$292 against Town consultant review fees and various disbursements the board has in handling the application. I'll give you a copy of Section 267B, I put an arrow in the margin next to the section that pertains to area variances which is what you are applying for. The board has to balance the benefit to you if the variance is granted as against the detriment to the health, safety and welfare of the community by granting you the dispensation from the strict letter of the zoning ordinance. There are 5 factors you need to speak to that is what I was referring to. We certainly understand your personal situation. Speak to those 5 issues concerning the zoning matters that the board needs input in order to make a decision on your variance application. Any questions, give Pat a call.

9/93



ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----X  
In the Matter of Application for Variance of

Ruth Hanretta,

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

#93-39.

-----X  
STATE OF NEW YORK )  
                              ) SS.:  
COUNTY OF ORANGE )

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On October 6, 1993, I compared the 47 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for variance and I find that the addressees are identical to the list received. I then mailed the envelopes in a U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart  
Patricia A. Barnhart

Sworn to before me this  
6th day of October, 1993.

Patricia E. O'Brien  
Notary Public

PATRICIA E. O'BRIEN  
Notary Public, State of New York  
Residing in County of Orange  
No. 4041408  
Commission Expires Feb. 28, 1994

(TA DOCDISK#7-030586.AOS)



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

HM

October 4, 1993

Ruth Hanretta  
231 Leslie Avenue  
New Windsor, NY 12553

Re: Tax Map Parcel #24-9-8

Dear Mrs. Hanretta:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00. Please remit the balance of \$40.00 to the Town Clerk's office.

Sincerely,

*Leslie Cook (CP)*

LESLIE COOK  
Sole Assessor

LC/cp  
Attachment  
cc: Pat Barnhart

Rochetti, Albert M. & Margaret V.  
230 Margo Street  
New Windsor, NY 12553

Petrillo, Ralph & Mary J.  
231 Parkway Drive  
New Windsor, NY 12553

Stroh, Frederick W. & Georgina M.  
235 Parkway Drive  
New Windsor, NY 12553

Levine, Steven M. & Arlene N.  
21 Parkway Drive  
New Windsor, NY 12553

O'Shaughnessy, John T. & Eileen M.  
231 Margo Street  
New Windsor, NY 12553

Hanaford, William C. III & Heidi E.  
229 Margo Street  
New Windsor, NY 12553

Selemon, Mary  
c/o Martin R. Goldberg Esq  
Conservator for Mary Selemon  
PO Box 2083  
33 Fulton Plaza-Suite 216  
Middletown, NY 10940

Billesimo, Anthony J. & Gilda T.  
225 Margo Street  
New Windsor, NY 12553

Hearns, Donald R. & Marilyn J.  
223 Margo Street  
New Windsor, NY 12553

Finnegan, John T. & Amy L.  
221 Margo Street  
New Windsor, NY 12553

Giammarco, Ettore P. & Jeanne R.  
222 Leslie Ave.  
New Windsor, NY 12553

Feroli, Leonard A. & Angelina T.  
224 Leslie Ave  
New Windsor, NY 12553

Kenneth M. & Lorraine M. Skonberg Joint Revocable Living Trust  
c/o K & L Skonberg, Trustees  
226 Leslie Ave.  
New Windsor, NY 12553

DeWinter, Stephen & Anna  
228 Leslie Ave.  
New Windsor, NY 12553

Jenne, Lloyd  
230 Leslie Ave.  
New Windsor, NY 12553

Pelella, John & Lillian  
232 Leslie Ave.  
New Windsor, NY 12553

Cosenza, Alexander A. & Rose  
234 Leslie Ave.  
New Windsor, NY 12553

Palone, Joseph M. & Shirley B.  
236 Leslie Ave  
New Windsor, NY 12553

Sheridan, William H. & Rose F.  
238 Leslie Ave.  
New Windsor, NY 12553

Biasi, Herbert A. & Leonora A.  
240 Leslie Ave.  
New Windsor, NY 12553

Van Leeuwen, Elizabeth &  
Rieker, Evelyn A.  
Beattie Road  
Rock Tavern, NY 12575

Manthey, Frank A.J. & Josephine  
205 Windsor Highway  
New Windsor, NY 12553

Alexander, Allana K. Pitts  
241 Leslie Avenue  
New Windsor, NY 12553

Alexander, Allana K. Pitts &  
Pitts, Allen George  
241 Leslie Avenue  
New Windsor, NY 12553

Ferguson, Harry J & Veronica  
237 Leslie Avenue  
New Windsor, NY 12553

Hurley, John J. Jr. & Catherine R.  
235 Leslie Avenue  
New Windsor, NY 12553

Twomey, Kevin M. & Barbara A  
233 Leslie Ave.  
New Windsor, NY 12553

Barnes, Claude A. & Marian L.  
240 Parkway Drive  
New Windsor, NY 12553

Chumas, John & Antoinette  
242 Parkway Drive  
New Windsor, NY 12553

Kelly, Herbert F. & Julia A.  
244 Parkway Drive  
New Windsor, NY 12553

Ponesse, Robert V. & Margaret A.  
246 Parkway Drive  
New Windsor, NY 12553

Liguori, Joseph A. & Adeline  
247 Garden Street  
New Windsor, NY 12553

Petutis, John & Tina  
249 Garden Drive  
New Windsor, NY 12553

Pollock, John & Helen  
251 Garden Street  
New Windsor, NY 12553

Pospiech, Robert A. & Roslyn M.  
253 253 Garden Street  
New Windsor, NY 12553

Gibbons, John J. & Joyce C.  
255 Garden Street  
New Windsor, NY 12553

Favoio, Charles K. & Patricia A.  
257 Garden Street  
New Windsor, NY 12553

Ronsini, Carl C. & Mary R.  
222 Margo Street  
New Windsor, NY 12553

Ruscitti, Arron & Patricia  
224 Margo Place  
New Windsor, NY 12553

Martini, Loretta  
226 Margo Street  
New Windsor, NY 12553

Verrigni, Dino & Alma  
228 Margo Street  
New Windsor, NY 12553

Fischetti, Elizabeth M. & Thomas R.  
229 Leslie Avenue  
New Windsor, NY 12553

Corbett, Joseph & Linda  
227 Leslie Ave.  
New Windsor, NY 12553

Levy, Michael & Mary E.  
225 Leslie Ave.  
New Windsor, NY 12553

Mc Cabe, C. James & Mary W.  
223 Leslie Ave.  
New Windsor, NY 12553

L'Estrange, William F. & Mary M.  
221 Leslie Ave.  
New Windsor, NY 12553

Windsor Land Construction Corp.  
1811 Route 52  
Hopewell Junction, NY 12533

*Pls. publish on Oct. 6th. Send bill to Applicant.*

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-34A of the  
Zoning Local Law on the following proposition:

Appeal No. 39.

Request of Ruth Hanretta.

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of addition w/ ramp  
w/ insufficient total side yard;

being a VARIANCE of

Section 48-12 - Table of Use/Bulk Regs. - Col. F.

for property situated as follows:

231 Leslie Avenue, New Windsor,

T.Y. 1255.3 - known & designated

as tax map Section 24 - Blk. 9 - Lot 8.

SAID HEARING will take place on the 25<sup>th</sup> day of

October, 1993, at the New Windsor Town Hall,

555 Union Avenue, New Windsor, N. Y. beginning at

7:30 o'clock P. M.

James Nugent.  
Chairman

By: Patricia A. Burnhart,  
Secy.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

# 93-39.

Date: 9/30/93.

I. ✓ Applicant Information:

- (a) Ruth Harretta, 231 Leslie Ave., New Windsor, N.Y. x  
(Name, address and phone of Applicant) (Owner)
- (b) N/A  
(Name, address and phone of purchaser or lessee)
- (c) N/A  
(Name, address and phone of attorney)
- (d) Hughes Building Co., 47 Diddle Rd., Poughkeepsie, N.Y.  
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 231 Leslie Avenue 24-9-8 76x150 ±  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? N/A
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 1947
- (e) Has property been subdivided previously? N/A
- (f) Has property been subject of variance previously? N/A  
If so, when? —
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? N/A
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_



N/A  
(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of Use/Bulk Regs., Col. F.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.		
<u>Total Side Yds.</u> <u>15 ft.</u>	<u>10 ft.</u>	<u>5 ft.</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		
Parking Area		

\* Residential Districts only

\*\* No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

Applicant's husband is the victim of a debilitating stroke. As a result, Applicant needs to expand the residence, plus add a ramp since Mr. Harretha is in a wheel chair. There will be no change in the neighborhood. there is no other method to which Applicant can achieve the requested use other than variance procedure; there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: *N/A*.

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4 <i>N/A</i>	_____	_____	_____

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

- (c) *N/A* What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

\_\_\_\_\_  
\_\_\_\_\_.

VII. Interpretation. *N/A*

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

- (b) Describe in detail the proposal before the Board:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

*Plans submitted to the Building Inspector depicts an addition to the residential dwelling which will ensure the quality of the neighboring properties and will enhance the residence.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

IX. Attachments required:

- ✓ Copy of referral from Bldg./Zoning Insp. or Planning Bd.  
✓ Copy of tax map showing adjacent properties.

- N/A Copy of contract of sale, lease or franchise agreement.  
✓ Copy of deed and title policy.  
✓ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.  
N/A Copy(ies) of sign(s) with dimensions and location.  
✓ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 292.00, each payable to the TOWN OF NEW WINDSOR.  
✓ Photographs of existing premises from several angles.

X. Affidavit.

Date: Sept. 30, 1993.

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Paul L. Harretta  
(Applicant)

Sworn to before me this

30th day of Sept., 1993.

Patricia A. Barnhart

XI. ZBA Action:

PATRICIA A. BARNHART  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 1995.

- (a) Public Hearing date: \_\_\_\_\_.
- (b) Variance: Granted (☐) Denied (☐)
- (c) Restrictions or conditions: \_\_\_\_\_

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

# This Indenture,

Made the

7<sup>th</sup>

day of

February  
November

, nineteen

hundred and forty-eight

Between JOHN THOMAS HANRETTA, residing at Andiora Park (no street or number) Highland Falls, New York,

party of the first part, and

JOHN THOMAS HANRETTA and RUTH L. HANRETTA, his wife,  
residing at Andiora Park (no street or number) Highland Falls,  
New York,

parties of the second part:

Witnesseth, that the party of the first part, in consideration of

----- T E N ----- (\$10.00) -Dollars,

lawful money of the United States, and other good and valuable consider-

ation paid by the parties of the second part,

does hereby grant and release unto the parties of the second part,

their heirs and assigns forever,

All that certain lot or parcel of land with the improvements thereon situated, lying and being in the Town of New Windsor, County of Orange, State of New York, being known and designated on a certain map being entitled "East Windsor Park, Section 2," located in the Town of New Windsor, Orange County, New York, and filed in the Office of the Clerk of the County of Orange on the 18th day of July, 1947, as and by lot number 10, which said lot is more particularly described as follows:  
BEGINNING at a point in the west line of Leslie Avenue distant 662.14 feet from the intersection formed by the south line of Windsor Highway and the west line of Leslie Avenue; running in a westerly direction 150 feet; thence turning and running in a southerly direction 75 feet; thence turning and running in an easterly direction 150 feet parallel to the first described course to the west line of Leslie Avenue; thence turning and running northerly along the west line of Leslie Avenue 75 feet to the point or place of beginning.

Being the same premises conveyed to the party of the first part by Peter M. Olympia by deed dated November 25th, 1947 which is to be recorded in the Office of the Clerk of Orange County.

Subject to any covenants, reservations, restrictions or pole grants of record.

**T**ogether with the appurtenances and all the estate and rights of the party of the first part, in and to the said premises.

**T**o have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever. as tenants by the entirety.

**A**nd said party of the first part

covenants as follows:

**F**irst. That said party of the first part is

seized of the said premises in fee simple, and has good right to convey the same;

**S**econd. That the parties of the second part shall quietly enjoy the said premises;

**T**hird. That the said premises are free from incumbrances;

**F**ourth. That the party of the first part will execute or procure any

as tenants by the entirety.

And said party of the first part

covenants as follows:

First. That said party of the first part is  
seized of the said premises in fee simple, and  
has good right to convey the same;

Second. That the parties of the second part shall quietly enjoy the said  
premises;

Third. That the said premises are free from incumbrances;

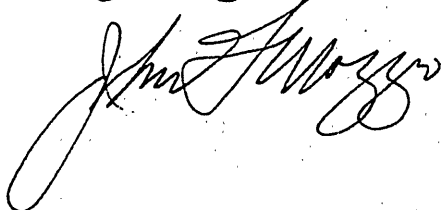
Fourth. That the party of the first part will execute or procure any  
further necessary assurance of the title to said premises;

Fifth. That said party of the first part  
will forever warrant the title to said premises.

Sixth. The grantor, in compliance with Section 13 of the Lien Law, covenant  
as follows: That he will receive the consideration for this conveyance and will  
hold the right to receive such consideration as a trust fund to be applied first for the  
purpose of paying the cost of the improvement, and that he will apply the same  
first to the payment of the cost of the improvement before using any part of the  
total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto  
set his hand and seal the day and year first above written

In the Presence of



John Thomas Harrell L.S.

State of New York }

ss.

County of Orange,

On the

7<sup>th</sup>

day of

February

, nineteen hundred and

forty-~~seven~~<sup>eight</sup>

before me personally came John Thomas Hanretta

, to me known

to be the individual described in, and who executed, the foregoing instrument,  
and acknowledged that he executed the same.

*John J. Mazzeo*

JOHN J. MAZZEO, AT-LAW  
60 CEDAR STREET  
ORANGE COUNTY, NEWBURGH, N. Y.  
COUNTY CLERK No. 1072  
MY COMMISSION EXPIRES 3/30/48

d  
wife.

19 48

day

74 of  
94

Clerk

# Deed

JOHN THOMAS HANRETTA

TO

JOHN THOMAS HANRETTA and  
RUTH L. HANRETTA, his wife.

Dated, February 7<sup>th</sup>, 19 48

Orange County Clerk's Office, s.s.

Recorded on the 10 day  
of February 19 48  
Book 2 in file 1674 of  
Deeds at page 494  
and Examined.

John T. Mazzeo Clerk

JOHN T. MAZZEO  
ATTORNEY & COUNSELOR AT LAW  
58 SECOND STREET  
NEWBURGH, NEW YORK

NEWBURGH 349

forty-~~seven~~<sup>eight</sup> before me personally came John Thomas Hanretta

, to me known

to be the individual described in, and who executed, the foregoing instrument,  
and acknowledged that he executed the same.

John T. Mazzeo

JOHN T. MAZZEO, ATTORNEY & COUNSELOR AT LAW  
58 SECOND STREET  
ORANGE COUNTY, NEWBURGH, N. Y.  
COUNTY CLERK No. 1095  
MY COMMISSION EXPIRES 3/30/48



# Search

FILE NO. 55-248 .....

Homestead Abstract Company of Orange County, Inc., Does Hereby Certify, That it has caused the Indices and Dockets in the County Clerk's Office of Orange County, N. Y., to be searched for Deeds, General Assignments, uncanceled Mortgages and Mortgages to Loan Commissioners, executed by, and uncanceled Lispendens, Collector's Bonds, Sheriff's Certificates of Sale, Orders Appointing Receivers, Insolvent Assignments, Foreclosures by Advertisement, Homestead Exemptions, Contracts for Building Loans, Federal Tax Liens, Bail Bond Liens and Individual Surety Bond Liens, docketed against the following person or persons, corporation or corporations, during the period or periods stated; and for uncanceled Contracts for Conditional Sales docketed during the period or periods stated, but for not more than three years prior to date of this certificate; and for uncanceled Mechanics' Liens docketed during the period or periods stated, but for not more than two years prior to date of this certificate:

John Thomas Hanretta and Ruth L. Hanretta from October 12, 1955 to November 7, 1961

and also that it has caused the Dockets of Judgments, in said office, to be searched for unsatisfied Judgments and Transcripts of Judgments docketed against

John Thomas Hanretta and Ruth L. Hanretta from October 12, 1955 to November 7, 1961

And finds as follows, viz:—Affecting lands in the Town of New Windsor, Orange County, New York, as described in a deed executed by John Thomas

.....  
Homestead Abstract Company of Orange County, Inc., Does Hereby Certify,  
That it has caused the Indices and Dockets in the County Clerk's Office of Orange  
County, N. Y., to be searched for Deeds, General Assignments, uncanceled Mort-  
gages and Mortgages to Loan Commissioners, executed by, and uncanceled Lispendens,  
Collector's Bonds, Sheriff's Certificates of Sale, Orders Appointing Receivers, Insolvent  
Assignments, Foreclosures by Advertisement, Homestead Exemptions, Contracts for  
Building Loans, Federal Tax Liens, Bail Bond Liens and Individual Surety Bond Liens,  
docketed against the following person or persons, corporation or corporations, during the  
period or periods stated; and for uncanceled Contracts for Conditional Sales docketed  
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this certificate; and for uncanceled Mechanics' Liens docketed during the period or per-  
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John Thomas Hanretta and Ruth L. Hanretta from October 12,  
1955 to November 7, 1961

and also that it has caused the Dockets of Judgments, in said office, to be searched for  
unsatisfied Judgments and Transcripts of Judgments docketed against

John Thomas Hanretta and Ruth L. Hanretta from October 12,  
1955 to November 7, 1961

And finds as follows, viz:—Affecting lands in the Town of New Windsor, Orange  
County, New York, as described in a deed executed by John Thomas  
Hanretta to John Thomas Hanretta and Ruth L. Hanretta, dated  
February 7, 1948 and recorded in Book 1074 page 494.

Dated, Middletown, N. Y., November 7, 1961  
K&H

Note:

Mortgage recorded Book 913 page 117 discharged  
of record October 24, 1961.

Mortgage recorded Book 1153 page 361 discharged  
of record October 24, 1961.

\*\*\*

John Thomas Hanretta and  
Ruth L. Hanretta,  
his wife  
to  
Highland Falls Federal  
Savings and Loan  
Association, a  
Federal savings and loan  
association

Bond and Mortgage with  
Lien Covenant  
Dated October 20, 1961  
Ack. October 20, 1961  
Rec.. October 24, 1961  
Book 1361 page 691

To secure Seven Thousand Five Hundred Dollars  
with interest thereon at the rate of 6% per annum payable  
in monthly installments of not less than \$63.29.

On same lands as described in Mortgage recorded  
Book 913 page 117 but is not subject to covenants, restrictions  
or conditions and recites Deed Book 1074 page 494.

Among mortgage covenants:

11. Open end mortgage clause.
14. This mortgage is made pursuant to a certain  
agreement for a building loan between the mortgagor and the  
Mortgagee dated this day and to be filed in the office of the  
Clerk of the County of Orange at the same time as this bond  
and mortgage is filed and is subject to all the provisions of  
said agreement.

\*\*\*

Note: No Building Loan Agreement filed.

\*\*\*

Nothing else found.

TAX SEARCH

THE HOMESTEAD ABSTRACT COMPANY OF ORANGE COUNTY, INC., Of Middletown, New York, does further certify that it has caused the records in the Office of the County Treasurer of Orange County, New York to be searched for unpaid taxes and uncanceled tax sales against the owners of record of the property affected by the preceding search from October 12, 1955 to November 7, 1961, and finds as follows, viz:

None Found.

Note:

1. Property located in School District No. 3, Town of New Windsor and current 1961 State and County Tax Roll now in the hands of the County Treasurer shows the following:

John T. and Ruth L.

S. side Leslie Ave

Hanretta

#10

E. Windsor Park Sec 2

Res 75 X 150 \$3000.

Taxes Paid  
(Exempt \$1200.) \$68.63

2. Return made by Collector of School District No. 3, Town of New Windsor under Warrant issued August 30, 1960 shows no unpaid school taxes returned against owners of record of premises in question.

Current 1961 School taxes in hands of local school tax collector.

Does not include assessments for any Special District not a part of the State and County Tax Roll.

\*\*\*

Prelim.

9/21/93.

93-39.

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: SEPTEMBER 9, 1993

APPLICANT: JOHN AND RUTH HANRETTA  
231 LESLIE AVENUE  
NEW WINDSOR, N.Y. 12553

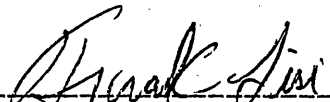
PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED: SEPTEMBER 9, 1993  
FOR (BUILDING PERMIT): TO BUILD A 12FT. X 17FT. ADDITION  
LOCATED AT: 231 LESLIE AVENUE

ZONE: R-4

DESCRIPTION OF EXISTING SITE: SECTION: 24, BLOCK: 9, LOT: 8  
ONE FAMILY HOUSE

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. INSUFFICIENT SIDE YARD SET-BACK.

  
BUILDING INSPECTOR

\*\*\*\*\*

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE: R-4	USE 10-F	
MIN. LOT AREA		
MIN. LOT WIDTH		
REQ'D FRONT YD		
REQ'D SIDE YD		
REQ'D TOTAL SIDE YD	15FT. 10FT.	5FT.

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT  
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD

CC: Z.B.A., APPLICANT, B.P. FILES.

**IMPORTANT**  
**REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE**

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS.
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
5. INSULATION.
6. PLUMBING FINAL & FINAL HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETED AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
7. DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
8. \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE INSPECTION TWICE.
9. PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
10. THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
11. SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
12. SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
13. ROAD OPENING PERMITS MUST OBTAINED FROM TOWN CLERKS OFFICE.
14. ALL BUILDING PERMITS WILL NEED A CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

**PLEASE PRINT INFORMATION**

Name of Owner of Premises John & Ruth Hanretta  
Address 231 Leslie Ave. New Windsor, N.Y. Phone 562-2461  
Name of Architect William Morreau  
Address Rymph Rd. LaGrangeville, N.Y. Phone 223-5194  
Name of Contractor Charles Hughes  
Address 47 Diddell Rd. Pough., N.Y. Phone 473-1021  
State whether applicant is owner, lessee, agent, architect, engineer or builder Owner  
If applicant is a corporation, signature of duly authorized officer.

.....  
(Name and title of corporate officer)

1. On what street is property located? On the West side of Leslie Ave.  
(N.S.E. or W.)  
and 662' feet from the intersection of Leslie Ave. & Windsor Highway
2. Zone or use district in which premises are situated R-4 Is property a flood zone? Yes.....No X
3. Tax Map description of property: Section 24 Block 9 Lot 8
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.  
Residence

1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS.
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
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## PLEASE PRINT INFORMATION

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 Address 231 Leslie Ave. New Windsor, N.Y. Phone 562-2461  
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 Address 47 Diddell Rd. Pough., N.Y. Phone 473-1021  
 State whether applicant is owner, lessee, agent, architect, engineer or builder Owner  
 If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the West side of Leslie Ave.  
 and 662' feet from the intersection of Leslie Ave. & Windsor Highway  
 (N.S.E. or W.)
2. Zone or use district in which premises are situated R-4 Is property a flood zone? Yes..... No X
3. Tax Map description of property: Section 24 Block 9 Lot 8
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.  
 a. Existing use and occupancy Residence b. Intended use and occupancy Residence
5. Nature of work (check which applicable): New Building..... Addition X..... Alteration..... Repair.....  
 Removal..... Demolition..... Other.....
6. Size of lot: Front 75' Rear 150' Depth 150' Front Yard 75x47 Rear Yard 75x84 Side Yard.....  
 Is this a corner lot? No
7. Dimensions of entire new construction: Front 11'6" Rear 11'6" Depth 17'6" Height 14' Number of stories 1
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....  
 Number of bedrooms..... Baths..... Toilets.....  
 Heating Plant: Gas..... Oil..... Electric/Hot Air..... Hot Water.....  
 If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$12,000.00 Fee \$110 = 2009 ft  
 (to be paid on this application)
11. School District Newburgh

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.



# TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....  
 Approved.....19.....  
 Disapproved a/c.....  
 Permit No.....

Office Of Building Inspector  
 Michael L. Babcock  
 Town Hall, 555 Union Avenue  
 New Windsor, New York 12550  
 Telephone 565-8807

Refer —  
 Planning Board.....  
 Highway.....  
 Sewer.....  
 Water.....  
 Zoning Board of Appeals.....

## APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

### INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

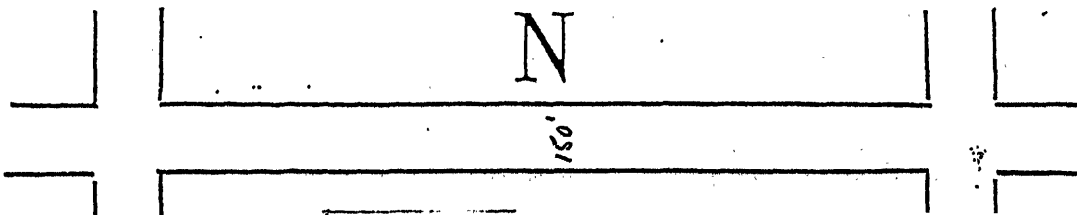
*Rich L. Harrelta*  
 (Signature of Applicant)

(Address of Applicant)

### PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Refer -  
Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals .....

APPLICATION FOR BUILDING PERMIT  
Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

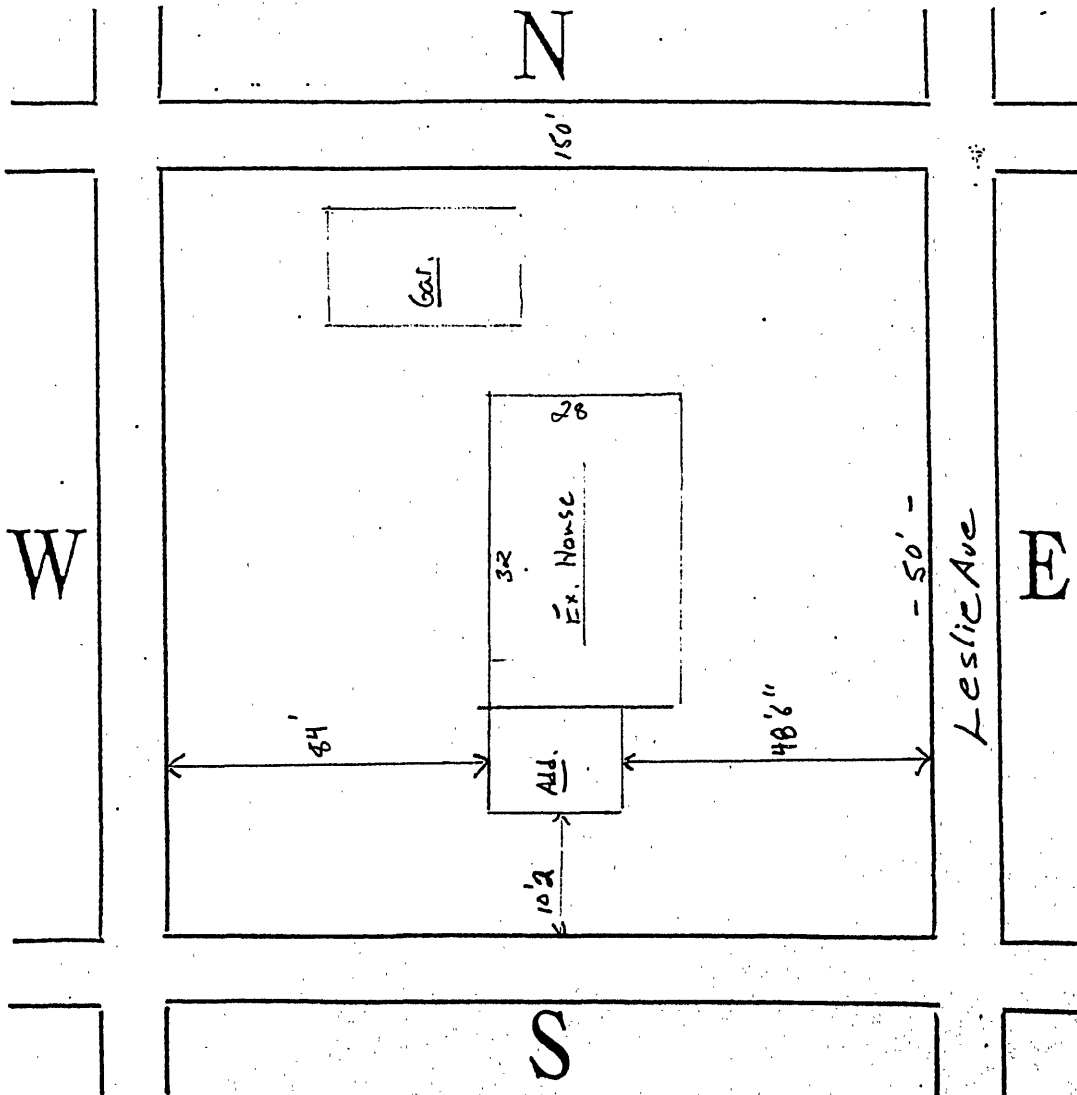
*Reed L. Harvett*  
(Signature of Applicant)

(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.





ALL NEWBURN SCHOOL DISTRICT  
ALL VAILS GATE FIRE DISTRICT

Prepared by  
**AERO SERVICE CORPORATION**  
DIVISION OF LITTON INDUSTRIES  
NEW YORK, N.Y.  
FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCE

LEGEND			
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
CITY TOWN OR VILLAGE	ESSEMENT LINE	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
BLOCK & SECTION LIMIT	MATCH LINE	AREAS	STATE HIGHWAYS
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS	COUNTY HIGHWAYS
PROPERTY LINE			TOWN ROADS

**ORANGE COUNTY-NEW YORK**  
Photo No. 14-3132 Date of Map 9-24-57  
Date of Photo 3-1-53 Date of Revision 3-1-51  
Scale 1"=100'

**TOWN OF NEW WINDSOR**  
Section No. 24